

***Rare Mixed-Use Asset in the
Heart of Main St., Chatham***

**FOR
SALE**

5 Residential
Apartments on
2nd Floor!

Street-Facing
Retail Shop
on 1st Floor!



450 MAIN ST

INVESTMENT

AREA

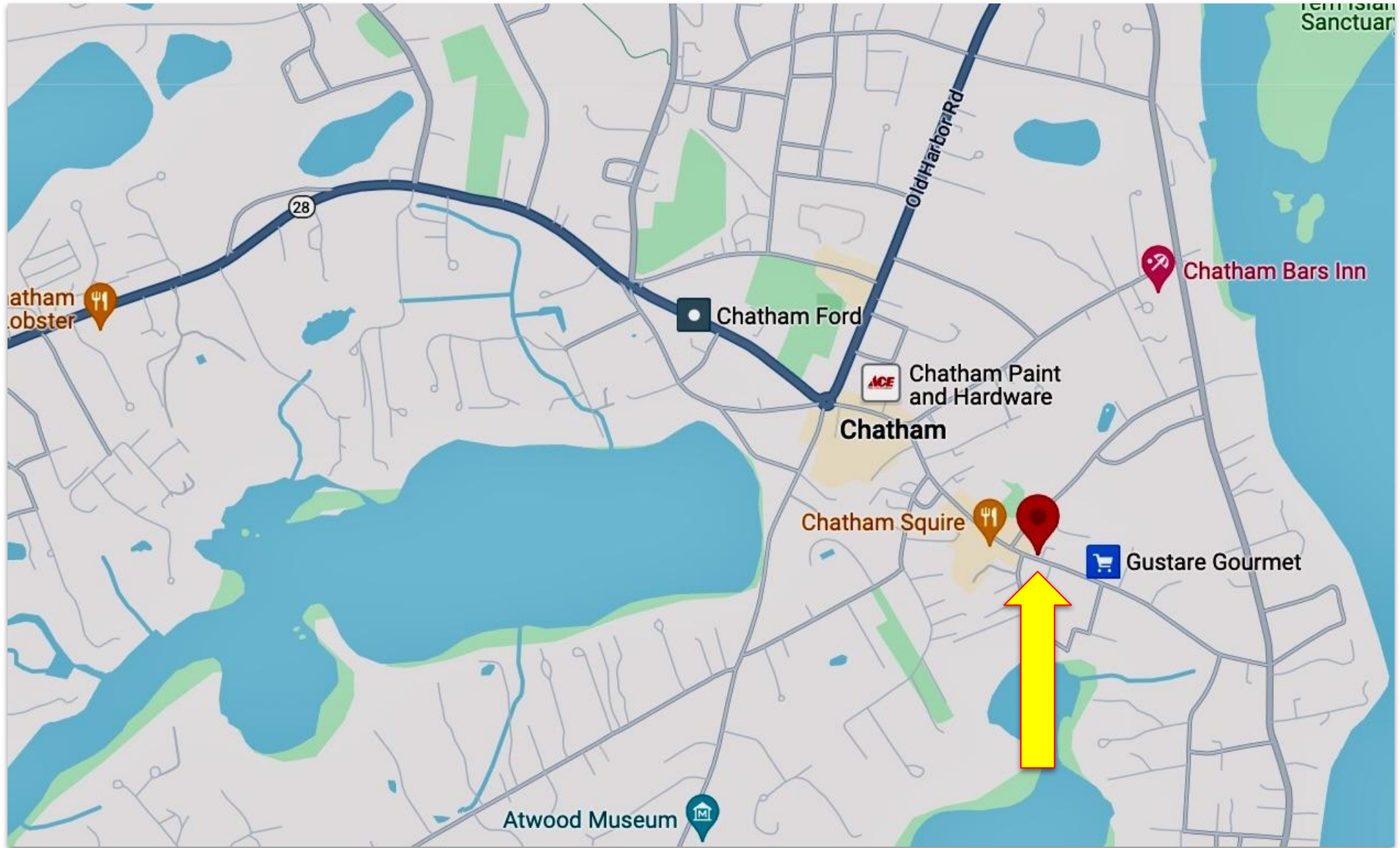
Chatham

\$3,700,000

**± 7,396 Sq. Ft. Building
on ± 0.26 Acre Lot**

PROPERTY LOCATION

450 Main St, Chatham, MA 02633



INVESTMENT HIGHLIGHTS

450 Main St, Chatham, MA 02633

Located just 116 yards from iconic destinations like **The Chatham Squire** and **Snowy Owl Coffee**, **450 Main Street** presents a rare opportunity to acquire a legacy property in one of Cape Cod's most desirable downtown corridors. This **mixed-use** building delivers diverse income potential with both **commercial and residential components**—perfect for investors or owner-operators looking to grow their portfolio in a high-demand submarket.

Property Highlights

- **Offered at: \$3,700,000**
- **Total Building Size:** ±7,396 SF
- **Zoning:** General Business 2 (GB2)
- **Use:** Mixed-use commercial and residential
- **Parking:** On-site paved lot for approximately 10–12 vehicles
- **First Floor:** High-Visibility Retail Space
- **Second Floor:** Five Residential Apartments

Investment Overview

- **Current Use:** Ground-floor commercial with residential income above
- **Assessed Value (FY2025):** \$2,232,300
- **Upside Potential:** Rent increases, retail repositioning, or future redevelopment
- **Public Utilities:** Water, sewer, gas, and electric
- **Construction:** Wood-frame building with poured concrete foundation and asphalt shingles

Market Position & Location Advantages

- Situated in Chatham's central business district
- Walkable to downtown shops, dining, beaches, and tourist draws
- Positioned in a thriving, high-foot-traffic area ensuring maximum visibility and engagement
- Limited local inventory for mixed-use assets of this caliber



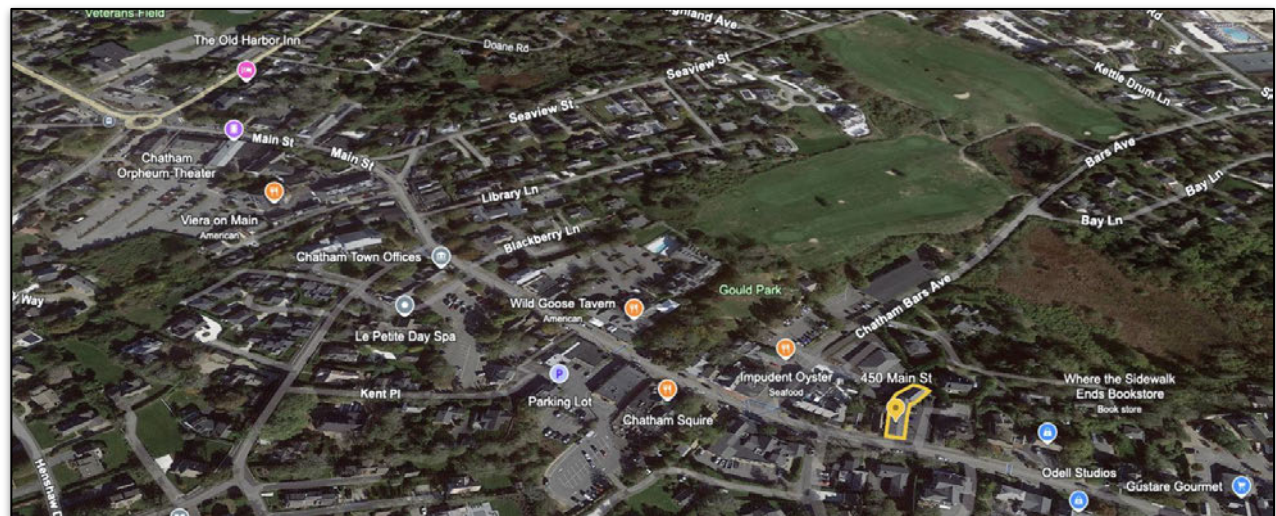
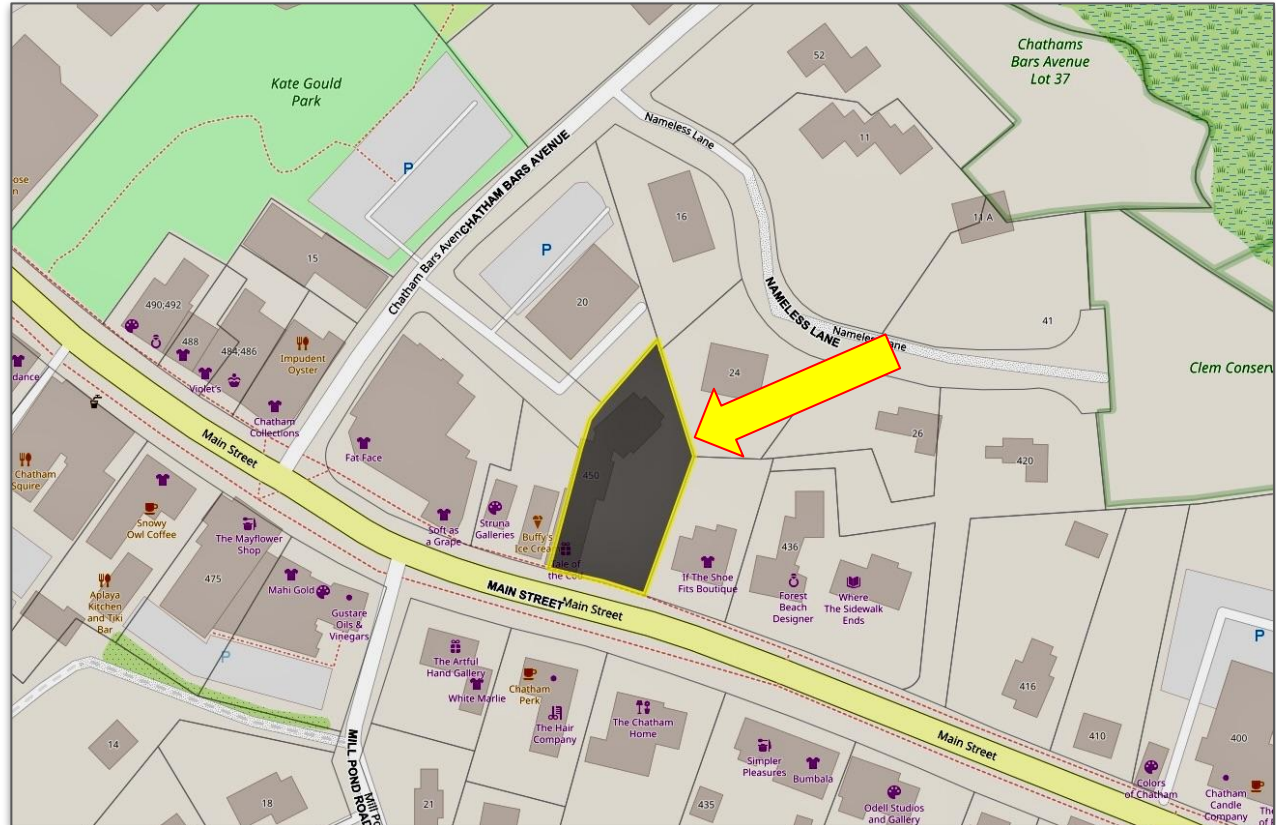
The ±3,692 SF first-floor retail space is currently occupied by “Tale of the Cod,” a long-standing business that offers multiple investment options. Buyers may choose to **acquire the business, retain it as a stable, income-producing tenant, or re-tenant the space** to suit a new concept. The layout is highly versatile and well-suited for **boutique retail, gallery, or food & beverage use** (subject to permitting). With prominent Main Street frontage and exceptional pedestrian traffic, this location offers strong visibility and adaptability to evolving market needs.

PROPERTY SPECIFICATIONS

450 Main St, Chatham, MA 02633

Parcel ID	15D-50-91
Address	450 Main St. Chatham 02633
Style	Multi-Use Com
Book/Page	33405 / 95
Zoning	GB2
Lot Size	0.25 Acre/ 11,514 SF
Building Size	±7,396 SF
Year Built	1960
Stories	2
Total Assessed Value (2025)	\$2,232,300
Property Taxes (2025)	\$7,746.08

Fiscal Year	Tax Rate per Thousand
FY2025	\$3.47
FY2024	\$3.57
FY2023	\$3.88

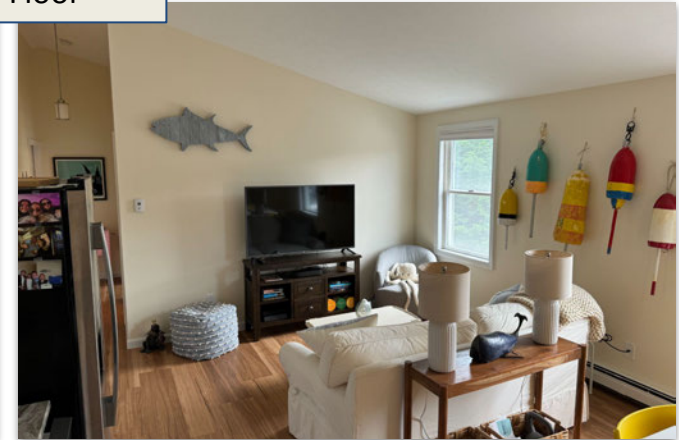
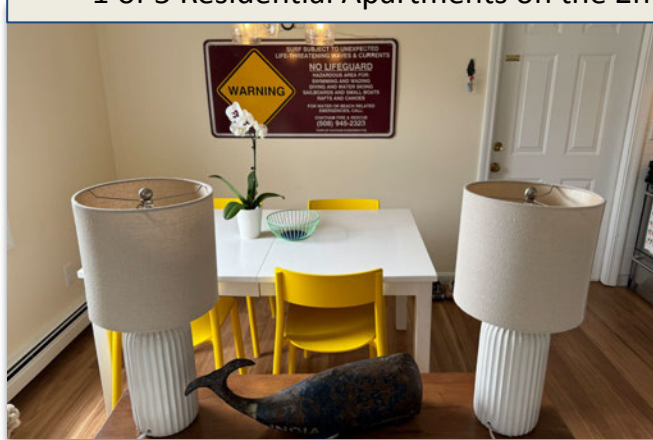


INTERIOR PICTURES

450 Main St, Chatham, MA 02633



1 of 5 Residential Apartments on the 2nd Floor



EXTERIOR PICTURES

450 Main St, Chatham, MA 02633





FIELD CARD

450 Main St, Chatham, MA 02633


Key: 3080

Town of CHATHAM - Fiscal Year 2025

9/27/2024

11:20:37PM

SFO # 3.350

Assessed Owner Of Record										Parcel ID		Location				Class		Mix%		Description		BLD #		Bldg ID		Card													
JARDAD LLC										15D-50-91		450 MAIN ST				0310		80		MULTI-USE COM		1				1 of 1													
CURRENT OWNER										TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY		DESC		AMOUNT		INSP		BY		1st		%	
JARDAD LLC 450 MAIN ST CHATHAM, MA 02633										JARDAD LLC HAETINGER REAL ESTATE TRU				10/27/2020 04/09/1996		A A		1 1		33405-95 10142-32						02/13/2023 02/25/2022 03/17/2021 01/08/2020 01/05/2018		72 72 72 72 72		I&E I&E I&E I&E I&E						100 100 100 100 100		100 100 100 100 100	
CD	T	ACRES/SF		Nbhd		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi		Chnt		CRFDT AMT		ADJ VAI U/F																	
103	S	11,514		CI		1.00		100 1.00		1,777,760		2.67		100 1.00		MS8 4.10						1,254,600																	
TOTAL		11,514 SF																				Photo Date		06/21/2018		BLDG #		1											
Nbhd		COMMERCIAL																																					
Infl1		100																																					
Infl2		100																																					
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE		RCNLD																														
APV	A	1.00	10	0.90	parking for1		1990	6,000		2.00		10,800																											
TALE OF THE COD										BLDG		ADJ		DESC		I AND		1.254.600		1.206.300																			
APTS ON 2ND FLOOR-#448										STYLE		1.38		APARTMENTS (50%)		BUILD.		966.900		929.900																			
										QUALITY		1.40		GOOD (100%)		DETACH		10,800		10,800																			
										FRAME		1.00		WOOD FRAME (100%)		TOTAL		2,232,300		2,147,000																			
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD																					
	5	1960	1992 / 31	1.378	1.100					10/10/2012	DF	10.0 0.97	7,396	1.000	\$176.66	1,306,569	74	966,900																					
CAPACITY			UNITS	ADJ	ELEMENT	CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,306,569																			
STORIES			2	1.00	FOUNDATION	4	FLR & WALL		1.00	+	BMU	N	BSMT UNF		2,804		32.34	90,682																					
% HEATED			100	1.00	EXT. COVER	1	WOOD SHINGLE		1.00	+	USF	L	UP-STRY FIN		3,704	1960	162.06	600,274																					
% AIR COND			100	1.03	ROOF SHAPE	1	GABLE		1.00	+	BAS	L	BASE AREA		3,692	1960	162.06	598,330																					
% SPRINKLER			0	1.00	ROOF COVER	1	ASPH/CMP SHIN		1.00	+	OPA	N	OPEN PORCH		442		35.88	15,860																					
					FLOOR COVER	3	W/W CARPET		1.00	+	PTA	N	PATIO		140		10.17	1,423																					
					INT. FINISH	2	DRYWALL		1.00																														
					HEATING/COOL	9	WARM/COOL AIR		1.00																														
					FUEL SOURCE	2	GAS		1.00																														

Commercial
Realty Advisors

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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